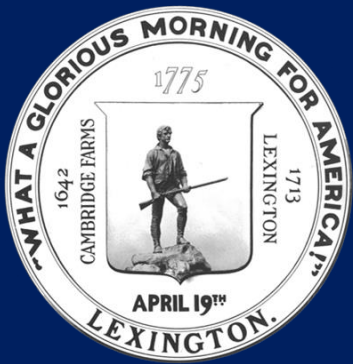


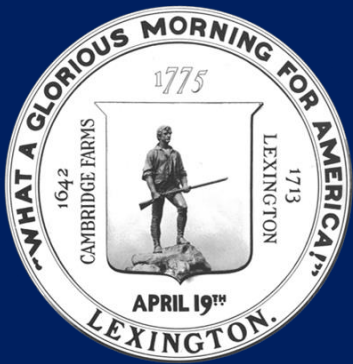
Article 2 – Land Purchase 171 – 173 Bedford Street





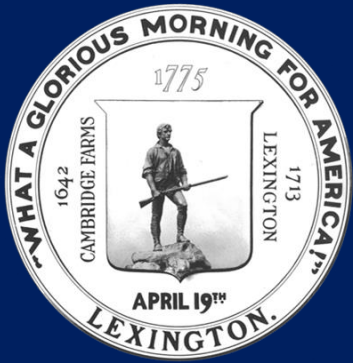
Proposed Uses of Parcel

- **Temporary Swing Space During Renovations of Fire HQ**
- **Temporary Swing Space During Renovations of Police HQ OR**
- **New Location of Police HQ**
- **Future Municipal / School Uses**



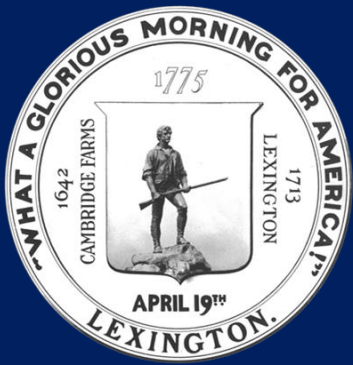
Requested Appropriation

Purchase Price	\$4,300,000
Legal	\$ 35,000
Designer/Traffic Study	\$ 85,000
Survey	\$ 15,000
Environmental	<u>\$ 8,000</u>
TOTAL	\$4,443,000



Building Characteristics

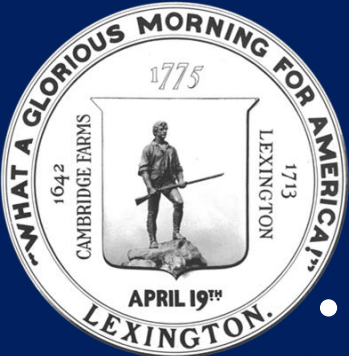
- **Appraised Value** **\$4,400,000**
- **Lot** **2.77 acres**
- **Size (sq. ft.)** **19,425 gross; 16,400 rentable**
- **Parking** **117 lined spaces, also unpaved lot, .8 acre**
- **Year Built** **1968**
- **ADA** **No elevator**
- **Zoning** **CLO (Office), Capacity for 13,700 additional sq. ft. office space**



Report of Ad hoc Townwide Facilities Master Planning Committee – August 2013

**The Committee recommends the following:
“The public safety buildings – the Central Fire
Station and Police Station and the Maria
Hastings School should be advanced as the
most important municipal and school projects
respectively.”**

Executive Summary, page E-1



Funding Timeline – Fire

- **September 2016** **Purchase, Designer/Traffic Study-173 Bedford St.**
- **March 2017** **Schematic Design/Design Development-173 Bedford Street.**
- **March 2017** **Schematic Design/Design Development Design Funding - Fire HQ**
- **Fall 2017** **Construction-173 Bedford Street Construction Documents (possibly construction funding) - Fire HQ**
- **March 2018** **Construction Funding-Fire HQ**



Funding Timeline - Police

September 2016

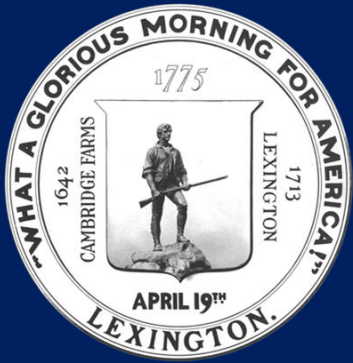
Update Space Needs/Location Study (Article 5)

March 2018

Schematic Design and Design Development - Police HQ

March 2019

Construction Funding-Police HQ



Financing Plan

- **March 2016 Modeling: Mitigating the tax increase for average residential taxpayer**
- **September 2016 Modeling: Increase for average residential taxpayer, with 173 Bedford Street and increase in Capital Stab. Fund, virtually unchanged**